150.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,600 / 711,600
					USE VALUE:	711,600 / 711,600
					ASSESSED:	711,600 / 711,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARNO MICHAEL J & ELVIRA M
Owner 2:	
Owner 3:	
Street 1:	44 FOUNTAIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6275.000	224,700	300	486,600	711,600
Total Card	0.144	224,700	300	486,600	711,600
Total Parcel	0.144	224,700	300	486,600	711,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 799.55 | /Parcel: 799.55

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

98726

GIS Ref

GIS Ref

Insp Date

04/14/18

!11708!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,700	300	6,275.	486,600	711,600		Year end	12/23/2021
2021	101	FV	218,000	300	6,275.	486,600	704,900		Year End Roll	12/10/2020
2020	101	FV	218,000	300	6,275.	486,600	704,900	704,900	Year End Roll	12/18/2019
2019	101	FV	196,000	300	6,275.	456,200	652,500	652,500	Year End Roll	1/3/2019
2018	101	FV	195,600	300	6,275.	377,100	573,000	573,000	Year End Roll	12/20/2017
2017	101	FV	195,600	300	6,275.	346,700	542,600	542,600	Year End Roll	1/3/2017
2016	101	FV	195,600	300	6,275.	316,300	512,200	512,200	Year End	1/4/2016
2015	101	FV	184,400	300	6,275.	310,200	494,900	494,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:58:08

LAST REV

Date	Time
11/17/21	09:57:06
jorourke	

USER DEFINED

Prior Id # 1:	98726
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11708

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALCO BARBARA	28524-550		5/1/1998		209,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	189	PATRIOT
2/25/2009	Measured	372	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6275		Sq. Ft.	Site		0	80.	0.97	9									486,599						486,600	

Total AC/HA:	0.14405	Total SF/SM:	6275	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	486,599	Spl Credit		Total:	486,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	181.330
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325601
Depreciation:	100936
Depreciated Total:	224664

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

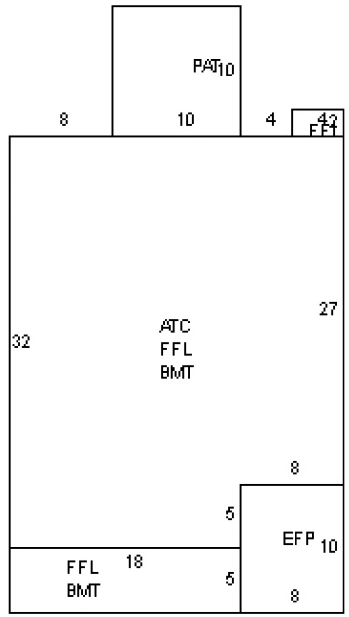
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.33
Special Features:	0	Val/Su Net:	100.81
Final Total:	224700	Val/Su SzAd	192.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	890	181.330	161,383
BMT	Basement	882	54.400	47,980
ATC	Attic	277	181.330	50,265
PAT	Patio	100	5.970	597
EFP	Enclos Porch	80	60.950	4,876

Net Sketched Area:	2,229			Total:	265,101
Size Ad	1167.1999	Gross Area	2744	FinArea	890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X10	F	FR	1980	5.40	T	39	101			300			300
2	Frame Shed	D	Y	1	8X9	A	AV	1993	0.00	T	20.8	101						

More:	N	Total Yard Items:	300	Total Special Featues:	Total: 300

IMAGE

AssessPro Patriot Properties, Inc